

Available For Lease

Colliers

671 Middlegate Road

Henderson, NV 89011



REDUCED RATE

±1,423 Total SF

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Property Overview

Colliers is pleased to present $\pm 1,422$ SF of available space within a freestanding building located at 671 Middlegate Road. The property offers an excellent Henderson location with convenient access to US-95.

$\pm 14,624$ SF Total Building Size



$\pm 1,423$ SF Available For Lease



Zoned IL (Industrial Light)



Grade Loading



Located in the Henderson Submarket



Suite E Highlights

- Fire Sprinklered
- Skylights
- Evaporative Cooler
- 150 Amps of 120/240V of Single Phase (Tenant to confirm)
- One (1) Grade Door

CONTACT US

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Floor Plan

▲ For illustration purposes only. Not to scale.

● = Grade Doors

Suite E

- ±1,422 SF Available
- 150 Amps of 120/240V of Single Phase
(Tenant to confirm)
- One (1) Grade Door



Lease Rate
\$1.15



NNN Fees
\$0.36



Total Monthly
\$2,147.22

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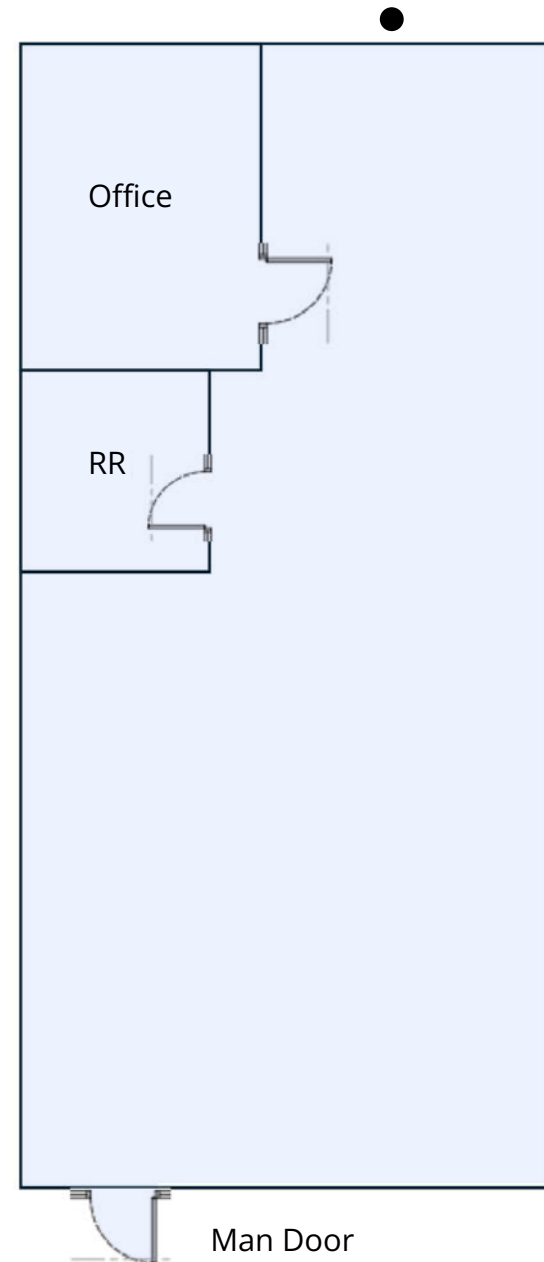
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Site Aerial



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Location Map

Located in the Heart of the Henderson Submarket, what is considered to be the premier submarket in Southern Nevada.

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ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

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